



HUNTERS®
HERE TO GET *you* THERE

2 Grange Park Road, Leeds, West Yorkshire, LS8 3BB

Energy Rating: TBC | Council Tax Band: B

Offers Over £210,000

GRANGE PARK
ROAD

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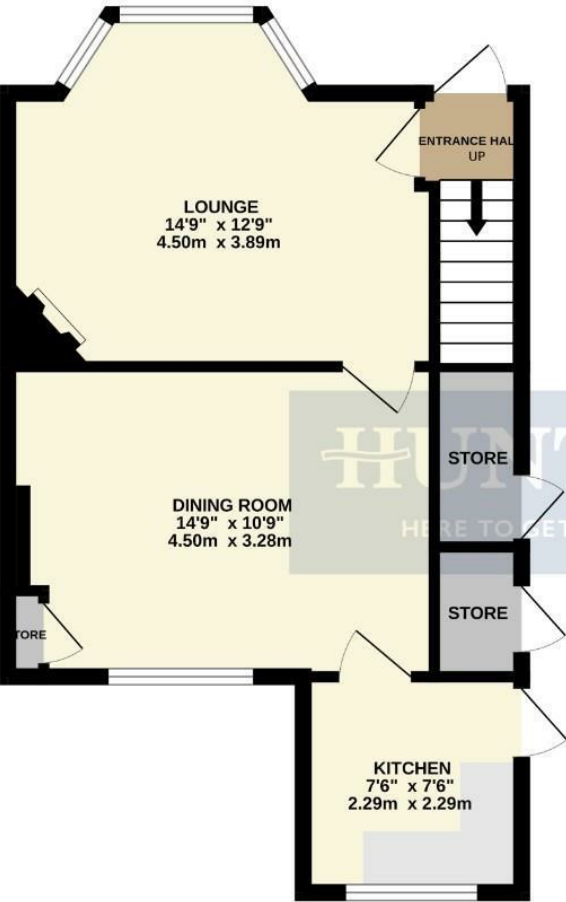
Offers Over £210,000

IDEAL FOR FIRST TIME BUYERS – GREAT INVESTMENT OPPORTUNITY – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT REAR AND SIDE – DRIVEWAY – OUTDOOR STORE ROOMS – GREAT CORNER PLOT – IN NEED OF SOME MODERNISATION – NO CHAIN

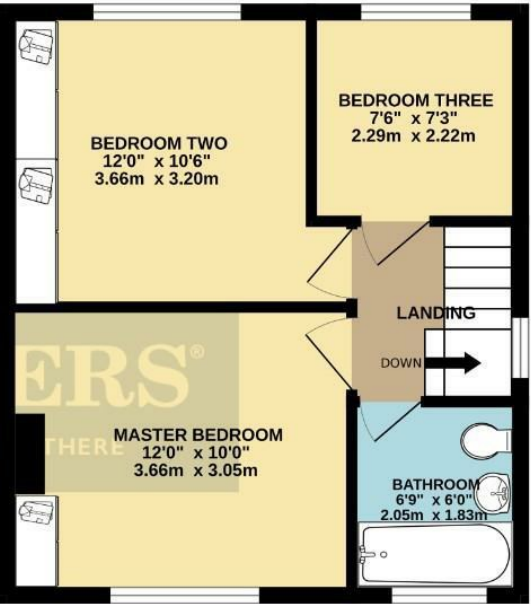
In need of modernisation but with huge potential, this three bedroom semi-detached house is perfect for a first time buyer, investor or for anyone looking for well appointed space in a good area. Located close to good and outstanding primary and secondary schools, restaurants, cafes, pubs, bars and transport links among other great amenities in the area. There are gardens to the front, side and rear as well as a driveway externally. Internally it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC

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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



GRANGE PARK ROAD, LEEDS, WEST YORKSHIRE, LS8 3BB

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Entrance Hall

8'9" (max) - 3'6" (max)
Radiator and stairs to the upper level.

Lounge

14'9" (max) - 12'9" (max)
Radiator, electric fire with surround and bay window.

Dining Room

14'9" (max) - 10'9" (max)
Built in storage and radiator.

Kitchen

7'6" (max) - 7'6" (max)
Stainless steel sink with drainer, radiator, tiled splash back, door tot he side and a range of wall and base units.

Landing

6'9" (max) - 6'0" (max)
Loft access and stairs to the lower levels.

Master Bedroom

12'0" (max) - 10'0" (max)
Radiator and built in wardrobes.

Bedroom Two

12'0" (max) - 10'6" (max)
Radiator and built in wardrobes.

Bedroom Three

7'6" (max) - 7'3" (max)
Radiator.

Bathroom

6'9" (max) - 6'0" (max)
Fully tiled walls and floor, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens

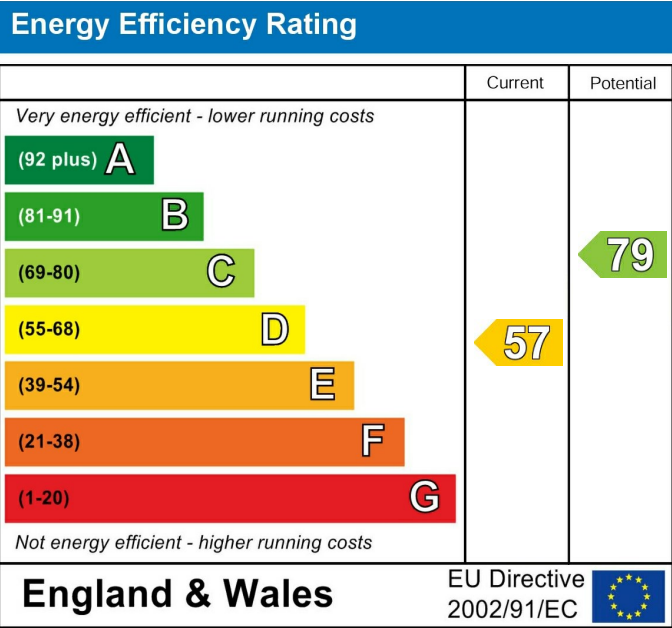
Mainly grassed lawns with mature hedges and walkway to the front door.

Driveway

With parking for one vehicle.

Side and Rear Gardens

Grassed lawns and mature hedges.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







